128.0	0003	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	571,400 /	571,400
					USE VALUE:	571,400 /	571,400
					ASSESSED:	571,400 /	571,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		ORCHARD PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EVANS WYNELLE
Owner 2:	
Owner 3:	
Street 1:	20 ORCHARD PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,801 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Wood Shingle Exterior and 1086 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3801.000	144,200		427,200	571,400
Total Card	0.087	144,200		427,200	571,400
Total Parcel	0.087	144,200		427,200	571,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 526.15 | /Parcel: 526.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 83046

GIS Ref

GIS Ref

Insp Date 05/08/18

PREVIOUS ASSESSMENT

Parcel ID 128.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	144,300	0	3,801.	427,200	571,500	571,500	Year End Roll	12/18/2019
2019	101	FV	131,600	0	3,801.	400,500	532,100	532,100	Year End Roll	1/3/2019
2018	101	FV	131,600	0	3,801.	331,100	462,700	462,700	Year End Roll	12/20/2017
2017	101	FV	131,600	0	3,801.	304,400	436,000	436,000	Year End Roll	1/3/2017
2016	101	FV	131,600	0	3,801.	277,700	409,300	409,300	Year End	1/4/2016
2015	101	FV	131,000	0	3,801.	272,400	403,400	403,400	Year End Roll	12/11/2014
2014	101	FV	131,000	0	3,801.	253,100	384,100	384,100	Year End Roll	12/16/2013
2013	101	FV	131,000	0	3,801.	240,800	371,800	371,800		12/13/2012

!10024!

PRINT

Date	Time
12/11/20	00:23:31

LAST REV

Date	Time
11/08/18	17:47:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10024

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICE-DICKINSON	30532-632		8/11/1999		239,000	No	No		
RUSSELL CATHERI	22241-180		7/20/1992		138,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2012	83	Manual	3,880					air sealing & insu
12/18/2006	1100	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	Meas/Inspect	CC	Chris C
12/18/2008	Meas/Inspect	163	PATRIOT
12/1/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83046
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3801		Sq. Ft.	Site		0	80.	1.40	9									427,223						427,200	

Total AC/HA: 0.08726 | Total SF/SM: 3801 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 427,223 | Spl Credit | Total: 427,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:			
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.97020000
Adj $ / SQ:	124.428
Other Features:	60750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	208967
Depreciation:	64780
Depreciated Total:	144187

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

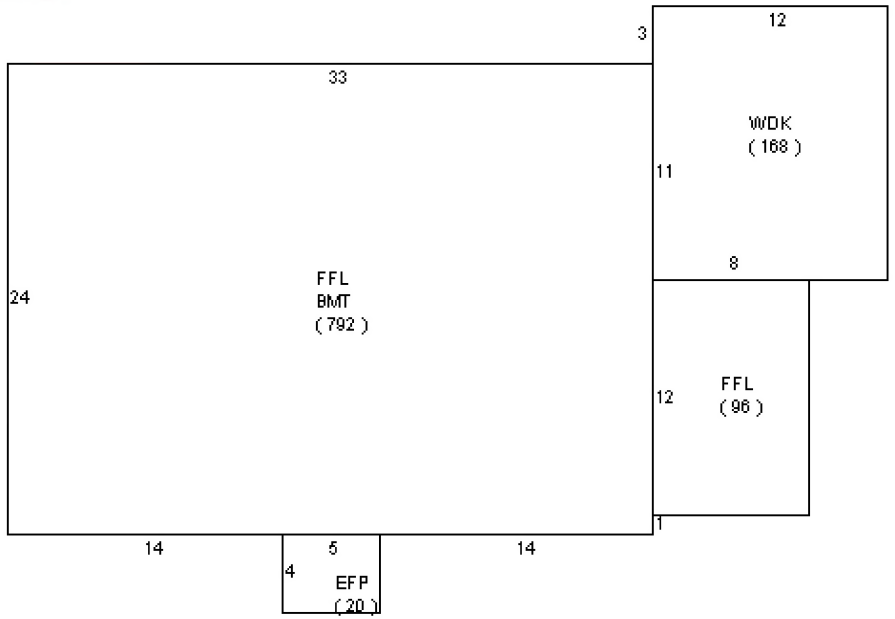
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	124.43
Special Features:	0	Val/Su Net:	77.19
Final Total:	144200	Val/Su SzAd	162.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	124.430	110,492
BMT	Basement	792	43.390	34,368
WDK	Deck	168	11.600	1,948
EFP	Enclos Porch	20	70.440	1,409

	Net Sketched Area:	1,868		Total:	148,217
Size Ad	888	Gross Are	1868	FinArea	1086

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	